

Certificate of Notice

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UNITED STATES BANKRUPTCY COURT  
DISTRICT OF NEW JERSEY

Caption in Compliance with D.N.J. LBR  
9004-1(b)

**FEIN, SUCH, KAHN & SHEPARD, P.C.**

Counsellors at Law

7 Century Drive - Suite 201

Parsippany, New Jersey 07054

(973) 538-9300

Attorneys for Secured Creditor

HSBC BANK USA, N.A.

JILL A. MANZO, ESQ.

382UDP

bankruptcy@feinsuch.com

In Re:

HAK JAE LIM and KI HEA KIM

Debtor(s).

Case No.: 18-32565 MBK

Hearing Date: 01/28/19 @ 10:00 am

Judge: Honorable Michael B.  
Kaplan

Chapter: 7



Order Filed on January 28, 2019  
by Clerk  
U.S. Bankruptcy Court  
District of New Jersey

Recommended Local Form ☒ Followed ☐ Modified

**ORDER VACATING STAY**

The relief set forth on the following page is hereby **ORDERED**

**DATED: January 28, 2019**

A handwritten signature of Michael B. Kaplan in black ink.  
\_\_\_\_\_  
Honorable Michael B. Kaplan  
United States Bankruptcy Judge

Upon the motion of FEIN, SUCH, KAHN & SHEPARD, P.C., attorneys for the Secured Creditor, HSBC BANK USA, N.A., under Bankruptcy Code section 362(d) for relief from the automatic stay as to certain property as hereinafter set forth, and for cause shown, it is

ORDERED that the automatic stay is vacated to permit the movant to institute or resume and prosecute to conclusion one or more action(s) in the court(s) of appropriate jurisdiction to pursue the movant's rights in the following:

☒ Real property more fully described as:

15 APPLEBY LANE, EAST BRUNSWICK, NJ 08816.

It is further ORDERED that the movant, its successors or assignees, may proceed with its rights and remedies under the terms of the subject mortgage and pursue its state court remedies including, but not limited to, taking the property to sheriff's sale, in addition to potentially pursuing other loss mitigation alternatives, including, but not limited to, a loan modification, short sale or deed-in-lieu foreclosure. Additionally, any purchaser of the property at sheriff's sale (or purchaser's assignee) may take any legal action for enforcement of its right to possession of the property.

It is further ORDERED that the movant may join the debtor and any trustee appointed in this case as defendants in its action(s) irrespective of any conversion to any other chapter of the Bankruptcy Code.

The Movant shall serve this Order on the Debtor(s), any trustee and any other party who entered an appearance on the motion.

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United States Bankruptcy Court  
District of New Jersey

In re:  
Hak Jae Lim  
Ki Hea Kim  
Debtors

Case No. 18-32565-MBK  
Chapter 7

**CERTIFICATE OF NOTICE**

District/off: 0312-3

User: admin  
Form ID: pdf903

Page 1 of 1  
Total Noticed: 1

Date Rcvd: Jan 28, 2019

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Jan 30, 2019.  
db/jdb +Hak Jae Lim, Ki Hea Kim, 15 Appleby Lane, East Brunswick, NJ 08816-3616

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.  
NONE. TOTAL: 0

\*\*\*\*\* BYPASSED RECIPIENTS \*\*\*\*\*

NONE. TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.  
USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

**I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.**

**Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.**

Date: Jan 30, 2019

Signature: /s/Joseph Speetjens

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**CM/ECF NOTICE OF ELECTRONIC FILING**

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on January 28, 2019 at the address(es) listed below:

Jae Y. Kim on behalf of Debtor Hak Jae Lim jkim@jyklaw.com,  
jhkim@jyklaw.com;jyklaw@yahoo.com;kimjr83713@notify.bestcase.com  
Jae Y. Kim on behalf of Joint Debtor Ki Hea Kim jkim@jyklaw.com,  
jhkim@jyklaw.com;jyklaw@yahoo.com;kimjr83713@notify.bestcase.com  
Jill Manzo on behalf of Creditor PHH MORTGAGE CORPORATION, as servicer for HSBC BANK USA,  
N.A. bankruptcy@feinsuch.com  
Jill Manzo on behalf of Creditor HSBC BANK USA, N.A. bankruptcy@feinsuch.com  
Rebecca Ann Solarz on behalf of Creditor Ditech Financial LLC rsolarz@kmlawgroup.com  
Richard James Tracy, III on behalf of Creditor TD Auto Finance LLC rtracy@schillerknapp.com,  
tshariff@schillerknapp.com;kcollins@schillerknapp.com;ahight@schillerknapp.com  
Thomas Orr tom@torrlaw.com, Torr@ecf.epiqsystems.com  
U.S. Trustee USTPRegion03.NE.ECF@usdoj.gov

TOTAL: 8